

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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December 22, 2006



065281

Mr. David Bramlett  
England, LLC  
PO Box 33130  
Las Vegas, Nevada 89133

**RE: TMP-17943 - ANN & LEGGETT PROFESSIONAL CENTER (A COMMERCIAL SUBDIVISION) - TENTATIVE MAP**

Dear Mr. Bramlett:

Your request for a Tentative Map FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 3.2 acres at 5600, 5610 and 5620 Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

### Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-12380), Rezoning (ZON-12379) and Variance (VAR-12382).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

### Public Works

5. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



- III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
6. The Final Map for this site shall be labeled as a "Merger and Resubdivision".
  7. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
  8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12379, Site Development Plan Review SDR-12380 and all other applicable site-related actions.
  9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **December 21, 2006** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 22, 2006**.

Sincerely,

  
Douglas J. Rankin, Current Planning Manager  
Planning and Development Department  
Current Planning Division

DJR:clb

cc: Mr. Victor Rodriguez  
Consulting Civil Engineers, Inc  
3111 South Valley View Boulevard, Suite T-101  
Las Vegas, Nevada 89102